QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 953336 DEEDQC
12/20/2022 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221220-0131227

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF DECEMBER, 2022.

Notary Public

Date of Expiration: 8-20-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Frederick H. Watkins & Jacinta Boyd-Futch	**New Owner**	**150-07-0-215.00**
(NAME) **701 Country Lawn Court**	(NAME)	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Frederick H. Watkins** ("Grantor")

do hereby quitclaim any interest Grantor may have unto

Frederick H. Watkins and Jacinta Boyd-Futch, husband and wife ("Grantee")

their heirs, successors and assigns, any and all interest in that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being all of Lot No. 192 on the Plan of Section Five, "The Country", as shown by plat and survey of same appearing of record in Plat Book 5200, Pages 271 and 272, Register's Office for Davidson County, Tennessee, to which plat reference is herein made for a more complete and accurate description of said lot.

Being the same property conveyed to Frederick H. Watkins from Natasha I. MacDonald, unmarried, by Warranty Deed of record as Instrument 20150702-0064445, Register's Office for Davidson County, Tennessee.

Being improved property known as 701 Country Lawn Court, Antioch, TN 37013.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.

Witness my hand this the 19 day of December, 2022.

Frederick H. Watkins

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Frederick H. Watkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of December, 2022.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **John W Bishop ,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 19th day of December, 2022.

Affiant Signature
Date 12-19-2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

